



Legislation Text

File #: ORD-10:091, **Version:** 1

title
AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, OF THE ZONING ORDINANCE,
PROVIDING FOR A PLANNED DEVELOPMENT LOCATED AT 2005 HARRISBURG ROAD:

body
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

Section I: Chapter 117, Article III, of the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended as recommended by the Metropolitan Area Planning Commission (the "MAPC") by the changes in zoning classification as follows:

From (R-2) Multi-Family Low Density District to (PD-C) Planned Development Commercial, the following described property:

Legal Description:

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 AFORESAID; THENCE NORTH 88° 57' EAST ON THE SECTION LINE 50 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 0° 16' WEST 681.3 FEET; THENCE NORTH 78° 05' EAST 360.4 FEET; THENCE NORTH 10° 48' WEST 200 FEET; THENCE NORTH 78° 02' EAST 285.3 FEET TO THE CENTERLINE OF PAVEMENT OF ARKANSAS STATE HIGHWAY NO. 1; THENCE NORTH 9° 20' WEST 82 FEET TO A POINT ON SAID CENTERLINE; THENCE NORTH 9° 56' WEST 100 FEET TO A POINT ON SAID CENTERLINE; THENCE NORTH 10° 26' WEST ALONG SAID CENTERLINE 184.3 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 30; THENCE SOUTH 88° 57' WEST ON THE SECTION LINE 527.3 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 7 ACRES, AND BEGIN SUBJECT TO ARKANSAS STATE HIGHWAY RIGHT OF WAY ALONG THE EAST AND NORTH SIDES, WHICH INCLUDES LOT 15, TEASDALE ACRES, AS SHOWN BY PLAT IN DEED RECORD 123 PAGE 5 AT JONESBORO, ARKANSAS.

Section II: Rezoning shall be contingent upon approval of the attached conceptual plans along with compliance with the following conditions:

1. The owner/applicant agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive to accommodate the addition of an approximate 200-foot plus taper northbound left-turn lane coincident with the site development.
2. It is recommended that the existing traffic signal at Highland Drive and Harrisburg Road be modified to allow for the recommended additional northbound left-turn lane.

3. The new access drive intersections along Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City. Access drive “3” (closest to the west) shall be modified to alleviate potential conflicts with exiting traffic leaving Church Street onto Highland Drive.
4. Modifications to the intersection of Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City of Jonesboro.
5. The owner/applicant shall maintain the undeveloped area south of the proposed structure as unimproved greenspace to provide for a permanent buffer to abutting properties used as single family residential.
6. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

PASSED AND APPROVED this 21st day of December, 2010.